

This version of the code is dated April 6, 2022 and reflects the Planning Commission recommendation with some additional edits. Changes recommended by the Planning Commission have been incorporated into this version. Additional edits made since the Planning Commission's recommendation are shown in track changes. Areas of the code that are highlighted in grey indicated sections that are clearly not applicable outside the city limits, inside the Urban Growth Boundary (UGB).

### **3.2-500 Medical Services Zoning District**

#### **Subsections:**

- 3.2-505 Establishment of the Medical Services (MS) District**
- 3.2-510 Schedule of Use Categories**
- 3.2-515 Base Zone Development Standards**

#### **3.2-505 Establishment of the Medical Services (MS) District**

- A.** The MS District is established to provide for hospital expansion and health services development and for suitable, geographically dispersed areas for the development of hospitals, health services, and medical offices and associated medical residential facilities. These facilities shall be developed comprehensively and designed to ensure compatibility with the surrounding neighborhood.
- B.** The MS District may be applied in the vicinity of McKenzie-Willamette Hospital, as delineated in SDC 3.3-1110 and to land designated Community Commercial, Major Retail Commercial, Mixed Use, Medium Density Residential or High Density Residential under the Metro Plan, provided that all or portions of these designated property abut and have direct access to a collector or an arterial street.
- C.** The MS District shall be applied to contiguous sites of 3 or more acres.
- D.** Unless the use is limited to the conversion of a Single-unit Dwelling, detached to a medically related use, the minimum development area shall be at least 1 acre. This means that phasing of developments shall occur in increments of not less than 1 acre.
- E.** A Traffic Impact Study prepared by a Traffic Engineer as specified in SDC 4.2-105A.4. shall be required prior to the application of the MS District and prior to Site Plan approval.

#### **3.2-510 Schedule of Use Categories**

The following buildings and uses are permitted in this district as indicated subject to the provisions, additional restrictions and exceptions specified in this Code. Secondary retail uses shall be limited to 20 percent of the total gross floor area of all buildings on the site.

<i>Uses/Use Categories</i>	<i>MS District</i>
<b>Primary Uses</b>	
Hospital services	<b>P</b>
Medical clinics	<b>P</b>
Physicians services	<b>P</b>
Medical laboratory services	<b>P</b>

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Dental services	<b>P</b>
Dental laboratories	<b>P</b>
<b><i>Uses/Use Categories</i></b>	<b><i>MS District</i></b>
<b><i>Primary Uses</i></b>	
Housing for the elderly and handicapped, independent of care facilities	<b>P</b>
Residential care facilities	<b>P</b>
Child Care Center	<b>P</b>
Adult day care facilities subject to any applicable State regulations	<b>P</b>
Certain Wireless Telecommunications Systems Facilities (SDC 4.3-145)	<b>P</b>
Health Services	<b>P</b>
Medical Office Buildings	<b>P</b>
<b><i>Secondary Uses</i></b>	
Dispensing pharmacies	<b>P</b>
Prosthesis, hearing and speech aids sales and service	<b>P</b>
Home medical equipment rental and sales	<b>P</b>
Cafeterias, medical related recreational facilities, low impact public utility facilities, and heliports and helistops serving and constructed in conjunction with on-site development.	<b>P</b>

### **3.2-515 Base Zone Development Standards**

The following base zone development standards are established. The base zone development standards of this Section and any other additional provisions, restrictions or exceptions specified in this Code shall apply.

<b><i>Development Standard</i></b>	<b><i>MS Zoning District Requirement</i></b>
<b><i>Minimum Area</i></b>	3 or more contiguous acres <b>(1)</b>
<b><i>Landscaped Setbacks (2), (3)</i></b>	
<b>Front Yard, Street Side Yard, and Through Lot/parcel Rear Yard</b>	
Building Setback	10 feet
Parking, Driveway, and Outdoor Storage	5 feet
<b>Interior Side Yard and Rear Yard Setback, When Abutting Residential or CI District</b>	
Building Setback	10 feet
Parking, Driveway, and Outdoor Storage	5 feet
Maximum Lot/Parcel Coverage	Lot/parcel coverage standards are limited only by standards specified in other Sections of this Code.
<b><i>Maximum Height (4)</i></b>	None, unless abutting an R-1 or R-2 District (See below)
MS District abuts an R-1 or R-2 District to the east, west, south, or north	Building height limitation must be no greater than that permitted in the residential districts for a distance of 50 feet

- (1) Unless the use is limited to the conversion of a Single-unit Dwelling, detached to a medically related use, the minimum development area shall be at least 1 acre. This means that phasing of developments shall occur in increments of not less than 1 acre.

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- (2) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built upon or over that easement.
- (3) Required setbacks are measured from the special street setback in SDC 4.2-105N, where applicable.
- (4) Incidental equipment may exceed the height standards.

(6412)